

## **Pleasant Hill Library Task Force Meeting Notes**

Meeting Date: **March 23, 2015**

Large Community Room, Pleasant Hill City Hall, 100 Gregory Lane, Pleasant Hill, CA 94523

### **Attendees:**

- Michael Harris, Pleasant Hill City Council
- Sue Noack, Pleasant Hill City Council
- Lisa Chow, Supervisor Mitchoff's Office
- Sherry Sterrett, PH Recreation & Park District Board
- Ann Bloom, Friends of the Library
- Patrick Remer, Pleasant Hill Library
- Jack Prosek, Pleasant Hill Library Fund
- Katherine Bracken, CCC Library Commission
- Bill Bankert, Planning Commission
- Susan Weaver, Friends of the Library
- Mitch Avalon, consultant, Contra Costa County Flood Control District
- Jim Kennedy, Consultant, Contra Costa County
- David Mc Donald, Pleasant Hill Library Fund
- Jeff McDaniel, MDUSD
- June Catalano, City Manager
- Danielle Habr, City staff
- Martin Nelis, City staff

### **Public Comment**

Jack Prosek stated that the following persons were omitted from the notes of the March 2, 2015 meeting: David McDonald, Jeff McDaniel and Shelly Bogatinoff.

### **Presentation by Contra Costa County on the Land Use Planning and Development Process for the County owned properties**

Mitch Avalon stated that the County has now hired a Project Manager, Jim Kennedy, to oversee the sale and development of the three County owned properties and including the construction and financing of the new library building.

Mr. Kennedy briefly mentioned his background as the Redevelopment Director for Contra Costa County and is now working as a consultant after retiring from the County. He has extensive experience in managing and overseeing development projects such as the one that will be associated with the disposition of the three surplus properties owned by the County in the south Pleasant Hill area.

He stated that the duties of the project manager would involve four major components:

1. Management of the land use entitlement process which will govern what can be done with the properties;

2. Work with the City and County and various bodies to develop a plan of financing and development for the library construction;
3. Manage the developer(s) selection process; and
4. Manage the business negotiations with developers associated with the process to further the public policy objectives

He stated that with regard to item #1, the process was critical in bringing the right elements together that would result in a community library as part of the development process. He stated that any developers involved in the project would put more value on the development when 'certainty' was part of the equation. In other words, issues such as density, land use and expectations regarding the library building, should all be finalized before seeking one or more developers to bring the project to fruition.

He stated that County's intention at this point was to hire an economic/real estate consultant to make recommendations on what was the best use from a financial standpoint of the three surplus properties. This information, once available, would be used by another consultant who would oversee the land use entitlement process.

He stated that there may be different types of development given the physical and other constraints, and challenges associated with sites, particularly the Flood Control District property off Beatrice Road. Land use entitlement proceedings can be a lengthy process and it may take around eighteen months to complete everything. This is also contingent on CEQA requirements which may add an additional year to the process under certain circumstances.

He suggested that given the current economic climate and that the County was now ready to move forward with the disposition of the three properties, the timing was never better to try to fund the construction of a new library.

In response to Chair Harris regarding the approximate timeline, Mr. Kennedy responded that he believed that the process as proposed by the County should accelerate the estimated schedule for construction of the library.

Jack Prosek expressed concern about the timeline and regarding the ability to obtain sufficient funding from the development process to build the library. Mr. Kennedy responded that funding construction of the building may not prove to be as difficult as finding sufficient funding for ongoing operational costs which would be borne by the City.

Mr. Prosek stated that he believed the County was now adding three to six years on top of his own eight to ten year estimate for construction of the library. Mr. Kennedy replied that he

believed that the County's current approach may actually reduce the time it takes to build a new library.

Mitch Avalon clarified that the developer would only be brought into the process after the planning process was completed.

## **Reports from Sub-committees**

### **Needs Assessment**

Chair Harris reported that there had not been a Needs Assessment committee meeting since the last meeting of the Task Force.

### **Outreach Subcommittee**

Patrick Remer reported that he had given spoken at a Chamber of Commerce Board meeting regarding the library and the work of the Task Force. He stated that more videos would be produced in the future.

### **Funding Subcommittee**

The Funding subcommittee will be meeting at 10 a.m. on Thursday, March 26<sup>th</sup>.

The Task Force agreed to meet again on Monday, May 4<sup>th</sup> at 11:00 a.m. The meeting adjourned at 11:55 a.m.